

PLANNING BOARD MEETING – February 22, 2017

PRESENT: Mark Pease, Chairman; Robert Donnelly, Vice Chairman; Douglas Dooley; Philip Greene; George Nangle; Elizabeth Ware, Community Development Director; Mark Hamel, Town Engineer and Lisa Wagner, Recording Secretary

Chairman Pease opened the meeting at 7:00 p.m. in the Conference Room at Town Hall and the Pledge of Allegiance was recited.

MINUTES:

Meeting held on February 8, 2017: Mr. Donnelly motioned to approve. Mr. Nangle seconded. Motion passed unanimously.

309 SLADEN STREET/JILL & MICHAEL PELLETIER/SPECIAL PERMIT FOR A 2-FAMILY DWELLING/PUBLIC HEARING (CON'T):

Jill Pelletier appeared before the Board seeking a special permit for a 2-family dwelling and indicated the conditions in the draft were acceptable, but questioned if the survey should be done prior to the issuance of a building permit. Chairman Pease confirmed that is correct. Mr. Donnelly noted that the location of the house may change if there are any wetland issues. Mrs. Pelletier indicated the proposed dwelling is 108-feet from that area. Ms. Ware read the condition of the special permit, which states:

“Prior to the issuance of any building permit for the duplex, the Petitioner must have the wetland area delineated by a wetland scientist, in accordance with the standards and procedures of the Wetlands Protection Act, and the plan must show grading, driveway, decks, etc. If work is to take place within 100 feet of a wetlands under the jurisdiction of the Dracut Conservation Commission, the Petitioner has to file with the Conservation Commission for the required approvals under said Act.

Chairman Pease asked if anyone in attendance had a question or comment. Nobody came forward to speak for or against this proposed 2-family dwelling.

Mr. Nangle motioned to close the public hearing. Mr. Dooley seconded. Motion passed unanimously. Mr. Nangle motioned to grant the special permit for the 2-family dwelling based on the conditions established in the draft decision. Mr. Donnelly seconded. Motion passed unanimously.

1500 BROADWAY ROAD/BETTENCOURT CORP/SPECIAL PERMIT FOR A DUNKIN DONUTS WITH DRIVE-UP & RETAIL UNITS/PUBLIC HEARING (CON'T):

Chairman Pease stated the Board received a letter from Attorney George Malonis on behalf of his client, Bettencourt VI Corp. who requested to continue the hearing to the March 8th meeting to accommodate the completion of the traffic analysis.

Mr. Greene motioned to continue the hearing to the March 8th meeting. Mr. Nangle seconded. Motion passed unanimously.

PLANNING BOARD MEETING – February 22, 2017**OLD BUSINESS:****Update on Planning Board Initiative & Projects**

Chairman Pease informed the Board that he appeared before the Board of Selectmen with regard to updating the various elements of the Master Plan and the Selectmen will be appointing an ADHOC Committee made up of 2-Selectmen and 2-Planning Board members. Mr. Dooley volunteered to serve with Chairman Pease on this Committee.

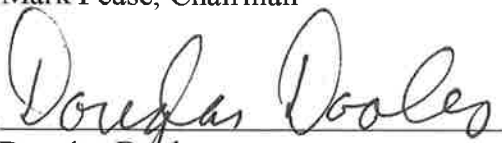
ADJOURNMENT: Mr. Donnelly motioned to adjourn at 7:10 p.m. Mr. Nangle seconded. Motion passed unanimously.

THE DRACUT PLANNING BOARD

Mark Pease, Chairman



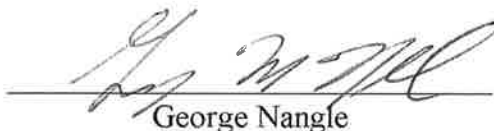
Robert Donnelly, Vice Chairman



Douglas Dooley



Philip Greene



George Nangle

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